

TO LET

211-213 LORD STREET

SOUTHPORT, PR8 1PF



LOCATION & DESCRIPTION

Southport is located approximately 20 miles North of Liverpool and 20 miles South of Preston. The town is noted as a retail and tourist destination, and the resort is well connected by road and rail networks.

The subject premises occupies a prominent location on Lord Street where nearby occupiers of note include Starbucks, Lavitta, Cats Protection and Pound Bakery.

ACCOMMODATION

The subject premises have the following approximate areas / dimensions:

Ground Floor Sales	85.75 sq m	923 sq ft
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Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves.

LEASE TERMS / TENURE

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£17,500 per annum exclusive.

BUSINESS RATES

We have been verbally informed by the Local Rating Authority that the premises have the following Rateable Value from April 2017 of £19,750.

We would advise interested parties to verify this information themselves.

EPC

Certificate Number: 9566-9061-2120-2520-8499

Energy Performance Asset Rating: C-59

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners. Ref: JCB.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared December 2019

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

www.hitchcockwright.co.uk

Hitchcock Wright
CHARTERED SURVEYORS & Partners
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